

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

June 3, 2010



RP 10-07: proposed Replat of Lot 11-B in the Reynolds Addition

SIZE AND LOCATION: 0.51 acres of land adjoining the southwest side of Weaver Street between Allen and Center Streets

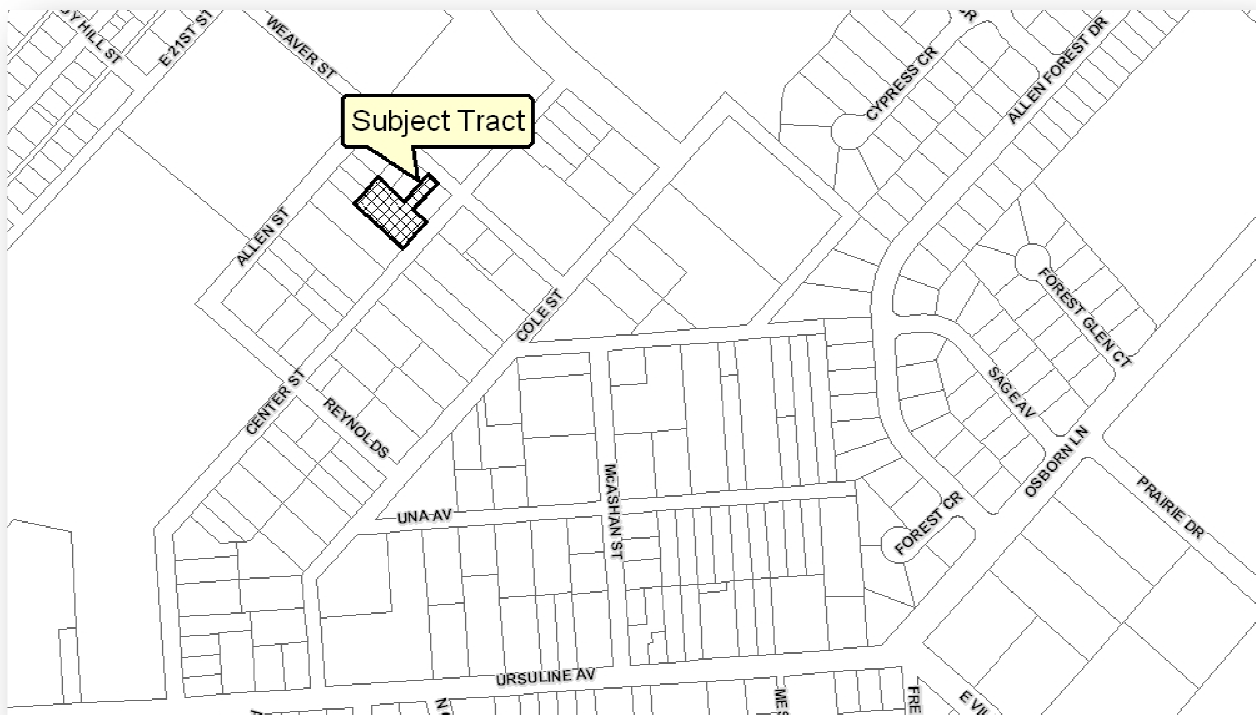
EXISTING LAND USE: vacant land

ZONING: Residential District – 5000 (RD-5)

APPLICANT(S): Edwin Cravey

AGENT: Garrett Engineering

STAFF CONTACT: Randy Haynes, Project Planner



PROPOSED RESUBDIVISION AND RECOMMENDATION:

This proposed replat divides the existing 0.51-acre lot into two lots intended for residential use. The Site Development Review Committee has verified that adequate capacity exists in the water and sanitary sewer system to accommodate the increased density of development. The proposed replat involves no new public infrastructure and will conform to all requirements of applicable codes and ordinances.

The Site Development Review Committee and staff **recommend approving** this proposed replat.